

**NOTICE OF FORECLOSURE SALE**

August 17, 2021

**Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ("Deed of Trust"):**

**Dated:** December 21, 2020

**Grantor:** Miguel Angel Lopez Ibarra and Lorena Ramirez Ibarra

**Trustee:** Guevara Jose Trucking

**Lender:** Guevara Jose Trucking Inc.

**Recorded in:** Instrument No. 2102248 of the real property records of Waller County, Texas

**Legal Description:** Lots Nine (9) and Ten (10), in Block Twenty-eight (28), of the TOWN OF HEMPSTEAD, in Waller County, Texas according to the accepted map or plat of said town of record in Volume 106, Page 311, of the Deed Records of Waller County, Texas

More commonly known as: 1<sup>st</sup> St., Hempstead, Texas 77445  
Tax ID No: 19445

**Secures:** Note ("Note") in the original principal amount of \$125,000.00, executed by Miguel Angel Lopez Ibarra and Lorena Ramirez Ibarra ("Borrower") and payable to the order of Lender

**Substitute Trustee:** Megan Randle, Pete Florez, Ebbie Murphy, Florence Rosas

**Substitute Trustee's Address:** c/o Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76052

**Foreclosure Sale:**

**Date:** Tuesday, September 7, 2021

**Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 AM and not later than three hours thereafter.

**Place:** At the Foyer at the South entrance to the courthouse in Waller County, Texas OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Guevara Jose Trucking Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Guevara Jose Trucking Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Guevara Jose Trucking Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Guevara Jose Trucking Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Guevara Jose Trucking Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Guevara Jose Trucking Inc.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

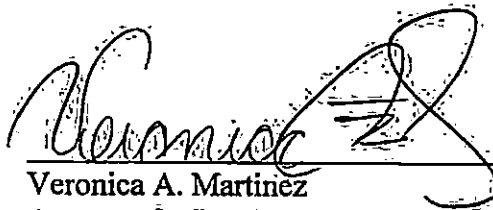
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

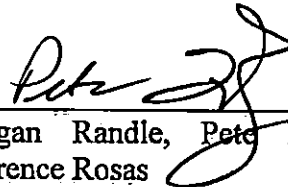
further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER OR MORTGAGE SERVICER.**



Veronica A. Martinez  
Attorney for Lender



Megan Randle, Pete Florez, Ebbie Murphy,  
Florence Rosas  
Substitute Trustee  
c/o Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

## FILED AND RECORDED

**Instrument Number: 21-027**

Filing and Recording Date: 08/17/2021 03:49:41 PM Pages: 4 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: